



History Colorado

To: Honorable Representative Tammy Story, Chairwoman, Capital Development Committee
From: Dawn DiPrince, History Colorado Executive Director
Date: December 9, 2022
Subject: History Colorado Property Disposition

History Colorado requests a bill to dispose of our Pueblo property which is no longer needed and to retain the proceeds from this transaction for future one-time capital use. The Pueblo property is requested to be sold or transferred, for a fee, to the Department of Agriculture (CDA) for use by the State Fair. The disposition of this property supports the History Colorado plan to open a consolidated collections care and storage facility to house significant artifacts that History Colorado is statutorily responsible for collecting and preserving on the state's behalf.¹ Additionally, the disposition of this property aligns with the goal of finding beneficial uses of unused/underutilized state properties (HB21-1274) and supports the Governor's Reimagining State Government (and EO- D 2022 008) goals of reducing the footprint of state government and responsible management of the state budget and state facilities. The funds from this transaction will be held in a cash fund to be applied to the new collections care and storage facility or for other one-time facility costs. Additional details on this property are below and History Colorado can provide any additional information needed.

The Pueblo Museum Support Service Center is a building adjacent to the State Fairgrounds, and it measures 14,484 square feet. This facility was originally used for storage, however, the artifacts that were at this location have been moved to the North storage in Denver for easier access by History Colorado staff. CDA's State Fair master plan identified this property as an expansion opportunity to become the State Fair's maintenance facility and has provided a letter of intent to pay \$1.14M for this property. This property is currently valued at \$1,525,000 based on a March 2022 appraisal. Costs to maintain this facility are minimal, but unplanned costs such as roof repair could occur and would be the responsibility of History Colorado until we are able to divest of this asset. Additionally, deferred maintenance costs for the building and security systems will be incurred in future years. See attachment A for additional information on this building.

¹ 24.80.202 & 24.80.210 C.R.S



History Colorado

cc: Capital Development Committee Members
Bo Pogue, Legislative Council Staff, Capital Development Committee
Matt Bishop, Legislative Council Staff, Capital Development Committee
Nina Forbes, Legislative Council Staff, Capital Development Committee
Lauren Larson, Executive Director, Office of State Planning and Budgeting
Dr. Angie Paccione, Executive Director, Department of Higher Education



History Colorado

Attachment A

Pueblo Museum Support Center



- **Constructed:** 1925
- **Acquired:** 1955
- **Deed Restrictions:** "For State Use" "Museum Restriction"
- **General Sq./Ft:** 14,484
- **Current Market Value:** \$1,525,000
- **Quoted Market Rental Rate:** Unknown
- **Deferred Maintenance:** Unknown
- **National Register Status:**
- **Location:** 905 S. Prairie Ave Pueblo, CO- Across from the Colorado State Fair
- **Funding Opportunities:** 4390 Operating Budget, Most operational costs are covered by the tenant
- **Use:** Current interagency agreement with the Colorado State Fair as tenants of the space
- **Challenges:**
 - Vandalism and trespassing (this has improved with the current tenants activating the space)
 - Deferred maintenance on building and security systems
 - High profile in the local neighborhood



History Colorado

To: Honorable Representative Tammy Story, Chairwoman, Capital Development Committee
From: Dawn DiPrince, History Colorado Executive Director
Date: December 9, 2022
Subject: History Colorado Property Disposition

History Colorado requests a bill to sell two properties, the Pearce McAllister Cottage in Denver and McFarlane House in Central City, and to retain the proceeds from these transactions. The disposition of these properties support the History Colorado plan to open a consolidated collections care and storage facility to house significant artifacts that History Colorado is statutorily responsible for collecting and preserving on the state's behalf.¹ Additionally, the disposition of these properties aligns with the goal of finding beneficial uses of unused/underutilized state properties (HB21-1274) and supports the Governor's Reimagining State Government (and EO- D 2022 008) goals of reducing the footprint of state government and responsible management of the state budget and state facilities. The funds from each transaction will be held in a cash fund to be applied to the new collections care and storage facility or for other one-time facility costs. Information on these properties is below and in attachments A and B and History Colorado can provide any additional information needed.

The McFarlane House is located in Central City, across the street from the City's opera house on Eureka St. The property was constructed in 1884 and acquired by History Colorado in 1976. The then-Central City Opera House manager gifted the property to History Colorado and the Central City Opera has been the primary user of the building as a lessee ever since. Currently, the property holds a market value of \$236,000 with an estimated deferred maintenance liability of \$1,335,903, which includes site grading, complete structural rehabilitation, a new roof, and electrical wiring throughout.

The Pearce McAllister Cottage is located in Denver. This facility is most known for being the Dolls and Miniatures Museum for 30 years, until 2018. The property is currently vacant and faces multiple challenges such as vandalism, trespassing, etc. due to it being vacant that make it difficult to maintain. Selling the property would save History Colorado an estimated \$1,000 a month in expenses that we still incur. The market value for the Cottage is at least \$1,889,246 and there are an estimated \$678,682 in repairs that need to be done for a complete renovation. Multiple non-profit organizations, whose mission serve the public good, have expressed interest in this property, so there is interest in the market for this property.

¹ 24.80.202 & 24.80.210 C.R.S



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Attachment A

McFarlane House



- Constructed:** 1884
- Acquired:** 1976
- General Sq./Ft:** 2,418
- Current Market Value:** \$236,000
- Quoted Market Rental Rate:**
- Deferred Maintenance:** \$1,335,903
- National Register Status:** Individually listed in 1961 as well as part of the National Historical Landmark District.
- Location:** 217 Eureka St. Central City, CO 80427 Across the street from the Central City Opera House
- Funding Opportunities:** Controlled Maintenance and Capital Construction Funds
- Use:** Currently occupied by the Central City Opera
- Challenges:**
 - Cannot be structurally modified for ADA accessibility
 - Major restoration projects include: site grading, complete foundation/structural stabilization, new roof, add insulation, fire safety upgrades, interior restoration, exterior restoration, full plumbing replacement, hazardous material mitigation and electrical rewiring throughout.
 - Only parking is street parking, which is only a problem during major opera events across the street



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Attachment B

Pearce McAllister Cottage



- Construction:** 1899
- Acquired:** 1972
- Deed Restrictions:** "For State Use" "For the education, inspiration and benefit of the people of the State of Colorado and the public"
- General Sq./Ft:** 5,386
- Current Market Value:** \$1,889,246 (Including detached garage)
- Quoted Market Rental Rate:** \$12-15/sf gross
\$64,623-\$80,790/year
- Deferred Maintenance:** \$678,682
- National Register Status:** Individually listed, Denver Landmark
- Location:** City Park 1880 Gaylord St. Denver 80206
- Funding Opportunities:** Facilities annual operating budget (4390 FCIL), Pearce-McAllister Endowment, Controlled Maintenance and Capital Construction Funds
- Use:** Currently vacant, was the Dolls and Miniatures Museum for 30 years until 2018
- Challenges:**
 - Vacancy
 - Vandalism
 - Trespassing, unauthorized access, and general grounds disturbance
 - Landscape/ Grounds keeping
 - Deferred maintenance
 - High profile in local neighborhood